



**SCOTTSDALE DEVELOPMENT REVIEW BOARD
KIVA - CITY HALL
3939 N. DRINKWATER BOULEVARD
OCTOBER 6, 2005
APPROVED STUDY SESSION MINUTES**

PRESENT: Kevin Osterman, Council Member
E.L. Cortez, Vice Chairman
Michael D'Andrea, Development Member
James Heitel, Commission Member (arrived at 12:47 p.m.)
Michael Schmitt, Design Member

ABSENT: Jeremy A. Jones, Design Member
Kevin O'Neill, Development Member

STAFF: Donna Bronksi
Tim Curtis
Lusia Galav
Vivec Galav
Doreen Song
Al Ward

CALL TO ORDER

The study session of the Scottsdale Development Review Board was called to order by Councilman Osterman at 12:30 p.m.

REVIEW DRB CASES

Ms. Galav presented the following cases on the consent agenda:

3. 67-DR-2004#2 Shops B @Centennial Marketplace

No questions or comments presented.

4. 41-DR-2005 Bahia Offices

Upon request for clarification by Vice-Chairman Cortez regarding parking spaces, Mr. Ward reported that the required number of spaces is 255 and the number of spaces provided is 318.

5. 60-DR-2005 Scottsdale Dynamite Traffic Pole WCF

Vice-Chairman Cortez noted the fact that the Applicant has elected to place the required equipment room underground with a vault, further noting the continued improvements seen in cellular tower cases presented to the Board. Vice-Chairman Cortez queried the level of staff's involvement with regard to the improvements. Mr. Ward explained that this was a particular high profile corner, which is one of the reasons that staff worked with the Applicant to implement the vault. Upon further request for clarification by Vice-Chairman Cortez, Applicant Randy Downing explained the process, which was developed between Scottsdale Planning and Cingular.

Vice-Chairman Cortez expressed appreciation for the efforts expended in arriving at this solution and opined that the underground equipment vault is a very good solution.

6. 62-DR-2005 Barolo Place Condominiums

Mr. Curtis presented material boards for review. Board Member D'Andrea noted that the use of the color is good, but suggested that the architect reevaluate the specific use of the green tones on the building and possibly locate the colors at different points on the building. Mr. Curtis reported that the architect indicated willingness to reconsider the use of the colors.

7. 70-DR-2005 FBNA Center Phase II

Board Member Schmitt noted the lack of opportunity to provide shading on the glass, specifically the west elevation. Adam Valenti (phonetic), DFD CornoyerHedrick, addressed the Board regarding efforts to shade the glass. Mr. Valenti specifically noted the large overhang at the roof, the sandstone piers which project four feet from the building, trellises at the floor line and high performance glass.

Discussion ensued. Mr. Valenti presented photos of the existing building to the north of property, noting attempts to use some of those elements in the proposed project.

Board Member Schmitt acknowledged that some measures have been taken to reduce solar gain; he opined that more could be done but that is was not necessary to hold up the project on that basis.

DISCUSSION

STUDY SESSION

1. **Cross Cut Canal Multi-use Path Design Elements including renovation to tunnel approach, benches, shade canopies and landscaping**

Mr. Ward addressed the Board, noting that this a capital improvement project. Doreen Song presented the case. Highlights of the presentation included an aerial photo, drawings depicting the tunnel entryway, McDowell Underpass South, McDowell underpass North, detention basin overlay, Oak Street bridge ramp, canal shade and neighborhood identity plaque.

Upon various questions by Board Members, Ms. Song explained that the tunnel will be straightened out to promote increased visibility of oncoming traffic. The path will also be ADA compliant, eliminating the extreme downhill effect.

Vice-Chairman Cortez expressed favor for the proposed improvements and requested clarification of the proposed fiberglass shading structure. Ms. Song explained the specific details regarding the design and placement of the structure.

Upon query by Board Member D'Andrea regarding the landscape plan, Ms. Song reported that a landscape architect is on contract and confirmed that official landscaping plans for the project will be forthcoming. Board Member D'Andrea suggested evaluation of the amount of shading the fiberglass structure will provide.

Councilman Osterman suggested that a sample of the fiberglass product be presented to the Board at the formal presentation of the project.

In response to a request for clarification by Board Member Schmitt regarding the culvert, Ms. Song indicated that the culvert will be more reflective in an effort to capture more light in the tunnel.

The study session adjourned at 12:59 p.m. to commence the regular meeting and reconvened at 1:19 p.m.

2. 92nd Street Pedestrian Underpass

Al Ward introduced the case. Vivec Galav, Capital Program Manager, presented the case. Highlights of the presentation included aerial photos, a sketch denoting elevations and the interior dimensions of the underpass.

In response to inquiry by Board Member Schmitt regarding equestrian use of the path, Mr. Galav informed the Board that the path is intended for pedestrian use only. He noted that an underpass will be built at Cactus Road to accommodate equestrian use.

In response to suggestion by Commissioner Heitel regarding the incorporation of video cameras for increased security measures, Mr. Galav indicated that there are currently no plans for this type of equipment in the project; however, alternate paths are provided for those who do not want to travel via the tunnel.

3. Residences on Main Street, 17-DR-2004#2, Revised Elevations.

Tim Curtis presented the case, noting that the presentation is for consideration of elevation changes, material and color changes to a previously approved building. Highlights of the presentation included an aerial photo as well as sample material boards.

Mark Tate, Senior Project Architect, Douglas Fredricks & Architects, addressed the Board regarding the proposed changes. Mr. Tate presented a brief overview of the history of the project as well as the events that lead to the development of the proposed design changes. Highlights of the changes included sandstone skin on the first floor, elimination of the canvas awnings and implementation of shade features above the windows.

Board Member D'Andrea noted the many changes being proposed and stated that the nature of changes should definitely return to the Development Review Board for a full presentation. He noted personal preference in the original project because it used elements that had not been used at some of the projects in that area. Further discussion ensued regarding proposed changes in design and materials compared to the original design and materials.

Vice-Chairman Cortez expressed appreciation for preparation of the exhibits and noted that he would reserve his comments with regard to the architecture. He concurred with Board Member D'Andrea that the case should return for a full hearing, particularly given the absence of two Board Members.

Board Member Schmitt concurred that the entire architecture is very different and the case should return for a formal presentation. He expressed favor toward the proposed changes and suggested that the sandstone be brought up to the next horizontal line on the building in an effort to strengthen the element's ability to carry the building. Mr. Tate concurred.

4. Fountain Plaza, 35-DR-2005, Colors & Amenity Area

Al Ward presented the case. Highlights of the presentation included material boards, the proposed amenity area, a colored perspective, and a revised landscape plan.

Board Member D'Andrea commented that the proposed changes reflect the comments previously made by the Board and the project is very acceptable. Board Member Schmitt expressed favor for the proposed project.

ADJOURNMENT

With no further business to discuss, Vice-Chairman Cortez moved for adjournment at 1:49 p.m.

Respectfully submitted,
AV-Tronics, Inc.